



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 15, 2013
1306-PUD-08
Exhibit 1

Petition Number: 1306-PUD-08

Subject Site Address: Generally located on the southeast corner of 186th and Shady Nook Road

Petitioner: Westfield Andover One, LLC c/o Redwood Acquisition, LLC, Jim Frey

Representative: Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP

Request: Redwood Acquisition, LLC requests an amendment to the Andover PUD to permit polymeric cladding as an approved exterior material for single family attached or multi-family homes constructed on Parcel G.

Current Zoning: Andover PUD

Current Land Use: Residential Subdivision/ Partially Developed

Approximate Acreage: 46 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Amendment
4. Proposed siding material: Everlast
5. Approved Elevations and Site Plan (1305-DP-07), Approved 5/20/13.
6. Andover PUD (Ord. 06-24), Approved May 22, 2006.
7. Andover PUD Amendment (Ord 12-37), Approved Jan. 14, 2013.

Staff Reviewer: Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the June 10, 2013 City Council meeting and received a public hearing at the July 1, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

- The recommendation from the APC to the City Council may be made at the July 15, 2013 APC meeting.
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Project Overview

Project Location

The subject property is located on approximately forty-six (46) acres on the southeast corner of 186th Street and Shady Nook Road in the Andover Planned Unit Development ("PUD"). Fifty (50) units of single-family attached dwellings exist in Parcel G.

Project Description

Parcel G of the Andover PUD was recently modified by Ordinance 12-37 (approved 01/14/13) to permit single-story apartments in addition to single-family attached and detached units. The Petitioner is requesting to modify the permitted exterior surfaces in Parcel G (Ordinance 03-40, Exhibit 9) to permit Polymeric Cladding with a minimum thickness of 0.22" and with an applied exposure of at least 6 7/8" (e.g. Norandex Everlast) as a permitted exterior surface material. The proposed material would replace the permitted fiber cement siding as shown in the development plan 1305-DP-07 (approved 5/20/13). The Petitioner's request for an additional permitted exterior building surface would apply to only Parcel G within the Andover PUD.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan, the Property is in the Suburban Residential land use classification. The proposed siding amendment should not affect any comprehensive plan recommendations.

2. Current conditions and the character of current structures and uses.

The proposed siding amendment should not alter the character of the area nor alter any current conditions.

3. The most desirable use for which the land is adapted.

The development plan for infill of single family apartments was approved on May 20, 2013. The proposed change to different siding material will not affect land use.



4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

Staff Comments

Forward 1306-PUD-08 to the City Council with a favorable recommendation.